

WHAT IS CLAIMED IS:

1. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration
5 state parameter that quantitatively represents a deterioration state of constituents of a building;

a calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter; and

10 an output unit which outputs the calculation results of said calculation unit at least in a tabular format.

2. The computer program according to claim 1, wherein said output unit outputs the calculation results in a graphic
15 format.

3. The computer program according to claim 1, wherein the repair cost is guaranteed by a building management company as the upper limit of the actual repair cost to be
20 actually paid by the building owner.

4. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration
25 state parameter that quantitatively represents a

deterioration state of constituents of a building;

a calculation unit which calculates future management cost for each management job of the building, based on the deterioration state parameter; and

5 an output unit which outputs the calculation results of said calculation unit at least in a tabular format.

5. A computer program for making a computer realize the functions of:

10 a collecting unit which collects at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

a calculation unit which calculates variable expenses for each tenant, based on the light and fuel expenses data;

15 and

a bill issuing unit which issues a bill describing an amount billed including at least variable expenses for each tenant.

20 6. A computer program for making a computer realize the functions of:

an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

25 a first calculation unit which calculates future

repair period and future repair cost for each constituent,
based on the deterioration state parameter;

a first output unit which outputs the calculation
results of said first calculation unit at least in a tabular
5 format;

a second calculation unit which calculates future
management cost for each management job of the building,
based on the deterioration state parameter; and

a second output unit which outputs the calculation
10 results of said second calculation unit at least in a tabular
format.

7. A computer program for making a computer realize the
functions of:

15 an input unit which inputs at least one deterioration
state parameter that quantitatively represents a
deterioration state of constituents of a building;

a first calculation unit which calculates future
repair period and future repair cost for each constituent,
20 based on the deterioration state parameter;

a first output unit which outputs the calculation
results of said first calculation unit at least in a tabular
format;

a second calculation unit which calculates future
25 management cost for each management job of the building,

based on the deterioration state parameter;

a second output unit which outputs the calculation results of said second calculation unit at least in a tabular format;

5 a collecting unit which collects at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

10 a third calculation unit which calculates variable expenses for each tenant, based on the light and fuel expenses data; and

a bill issuing unit which issues a bill describing an amount billed including at least variable expenses for each tenant.

15 8. A method of building management comprising the steps of:

inputting at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

20 calculating future repair period and future repair cost for each constituent, based on the deterioration state parameter; and

outputting the calculation results at least in a tabular format.

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9. The method according to claim 8, wherein in the output step, the calculation results are output in a graphic format.

10. The method according to claim 8, wherein the repair
5 cost is guaranteed by a building management company as the upper limit of the actual repair cost to be actually paid by the building owner.

11. A method of building management comprising the steps
10 of:

inputting at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

calculating future management cost for each management
15 job of the building, based on the deterioration state parameter; and

outputting the calculation results at least in a tabular format.

20 12. A method of building management comprising the steps of:

collecting at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

calculating variable expenses for each tenant, based
25 on the light and fuel expenses data; and

issuing a bill describing an amount billed including
at least variable expenses for each tenant.

13. A method of building management comprising the steps
5 of:

inputting at least one deterioration state parameter
that quantitatively represents a deterioration state of
constituents of a building;

calculating future repair period and future repair
10 cost for each constituent, based on the deterioration state
parameter and outputting the calculation results at least
in a tabular format; and

calculating future management cost for each management
job of the building, based on the deterioration state
15 parameter and outputting the calculation results at least
in a tabular format.

14. A method of building management comprising the steps
of:

20 inputting at least one deterioration state parameter
that quantitatively represents a deterioration state of
constituents of a building;

calculating future repair period and future repair
cost for each constituent, based on the deterioration state
25 parameter and outputting the calculation results at least

in a tabular format;

calculating future management cost for each management
job of the building, based on the deterioration state
parameter and outputting the calculation results at least
5 in a tabular format;

collecting at least light and fuel expenses data for
each tenant of a building in a predetermined cycle; and

calculating variable expenses for each tenant, based
on the light and fuel expenses data and issuing a bill
10 describing an amount billed including at least the variable
expenses for each tenant.

15. An apparatus for building management comprising:

an input unit which inputs at least one deterioration
15 state parameter that quantitatively represents a
deterioration state of constituents of a building;

a calculation unit which calculates future repair
period and future repair cost for each constituent, based
on the deterioration state parameter; and

20 an output unit which outputs the calculation results
of said calculation unit at least in a tabular format.

16. The apparatus according to claim 15, wherein said
output unit outputs the calculation results in a graphic
25 format.

17. The apparatus according to claim 15, wherein the repair cost is guaranteed by a building management company as the upper limit of the actual repair cost to be actually paid by the building owner.

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18. An apparatus for building management comprising:

an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

10 a calculation unit which calculates future management cost for each management job of the building, based on the deterioration state parameter; and

an output unit which outputs the calculation results of said calculation unit at least in a tabular format.

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19. An apparatus for building management comprising:

a collecting unit which collects at least light and fuel expenses data for each tenant of a building in a predetermined cycle;

20 a calculation unit which calculates variable expenses for each tenant, based on the light and fuel expenses data; and

a bill issuing unit which issues a bill describing an amount billed including at least variable expenses for
25 each tenant.

20. An apparatus for building management comprising:

an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

5 a first calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter;

10 a first output unit which outputs the calculation results of said first calculation unit at least in a tabular format;

a second calculation unit which calculates future management cost for each management job of the building, based on the deterioration state parameter; and

15 a second output unit which outputs the calculation results of said second calculation unit at least in a tabular format.

21. An apparatus for building management comprising:

20 an input unit which inputs at least one deterioration state parameter that quantitatively represents a deterioration state of constituents of a building;

a first calculation unit which calculates future repair period and future repair cost for each constituent, based on the deterioration state parameter;

25 a first output unit which outputs the calculation

results of said first calculation unit at least in a tabular
format;

a second calculation unit which calculates future
management cost for each management job of the building,
5 based on the deterioration state parameter;

a second output unit which outputs the calculation
results of said second calculation unit at least in a tabular
format;

a collecting unit which collects at least light and
10 fuel expenses data for each tenant of a building in a
predetermined cycle;

a third calculation unit which calculates variable
expenses for each tenant, based on the light and fuel expenses
data; and

15 a bill issuing unit which issues a bill describing
an amount billed including at least variable expenses for
each tenant.